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XYZ LIMITED PARTNERSHIP
Calculation of Eligible Low Income Credit Basis
December 31, 1993

	<u>ACQUISITION CREDIT</u>	<u>REHABILITATION CREDIT</u>
Total Depreciable Costs	_____	_____
Less: Costs Allocated to Commercial Space	_____	_____
Total Depreciable Residential Costs	_____	_____
Less: 20% Historic Rehabilitation Credit Basis Reduction	<u>XXXXXXXXXXXXXX</u>	_____
Less: Nonqualified Sources of Financing	_____	_____
Subtotal: Eligible Basis	_____	_____
Hard To Develop Area Multiplier _____%	<u>XXXXXXXXXXXXXX</u>	_____
Eligible Low Income Credit Basis	_____	_____

SCHEDULE A

	<u>Total Per Cost Certification</u>	<u>Paid/Rec'd to Date</u>	<u>To be Paid/ Received</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>	<u>Date 4</u>
Loan A							
Loan B							
Limited Partner Equity							
Development Fee Note							
Total Sources							
Developer Overhead							
Unrestricted Development Fee and Interest							
Restricted Development Fees							
Other Project Costs							
Total Project Costs							
Other Project Uses							
Total Uses							

SCHEDULE B

Total Developer Overhead, Fee and Interest	\$ _____
Less:	
Advanced to Partnership	\$ _____
General Partner Capital Requirement	_____
Development Fee Note paid from Operating Cash Flow and Residuals	_____
3rd Party Escrows	
Net Worth Escrows	_____
(earliest allowable release date)	
Operating Reserve	_____
(earliest allowable release date)	
Other _____	_____
(earliest allowable release date)	
Total Restricted Development Fees	_____
Total Unrestricted Funds to be Received by Developer	\$ _____